

What did we learn from Stakeholder Workshops?

Summary of main points, included:

Regional issue

- Integration of policy across council boundaries whilst recognizing local variations

Strategic issues

- Prospect has a close match to state density targets, but housing discrepancy exists with future trends. Build strategy around what the data is telling us.

Streetscape character

- Streetscape character includes elements within the public realm (street trees, footpaths, on-street parking and roads). Must have a council policy/strategic direction for desired character that also sits outside of the Development Plan
- How do you control development that by-passes most of the planning policy within Development Plan (eg. Renewing Our Streets and Suburbs (ROSAS) program, major development and Residential Code)?
- Strong pull to retain existing dwelling stock and provide sensitive infill housing to retain desired character
- Determine the integrity of streets and what is important – built form or landscape?
- Does character trump affordability?

Housing Types

- Laneway housing is recommended, but with limited examples so far in Adelaide region (ACC as part of multi-use developments)
- Second dwelling or granny flat opportunities need to be encouraged
- Blended, shared living and multiple households and larger living arrangements is an emerging trend (eg Millennials)
- Tiny house movements emergence and need to consider smaller housing arrangements for greater housing choice and affordability

- Nightingale and Baugruppen housing for community led forms of housing (usually pitched at a larger scale and more suitable for Urban Corridor Zone)
- Need for a choice of aged person housing, including villages that must be designed to fit within streetscape character
- Housing adaptability is an important element to respond to life cycle changes and new housing trends
- Multiple land uses are appropriate if they fit into the residential neighbourhood
- Look at inner Melbourne for good examples of infill development

Property market

- Property market has slowed down (reaction to eastern states and stricter home loan environment)
- Biggest housing driver is school zones (eg new Adelaide High School and Prospect area)

Design issues

- Use of cheaper materials is a concern and likely to be replaced within 30 years and therefore is not sustainable
- Need to amalgamate allotments to achieve better outcomes
- Smaller allotment ok if they are supported with good design outcomes
- Car parking is a vexed issue (keep current standards or reduce, design for future trends or provide for today, destroys streetscape character, on-street parking for owner or public space for everyone to use etc)
- Design of homes needs to consider materials, transitional setbacks from all boundaries and setback increases as height increases.

Consultation

- Have a 'resident first' proactive approach to development. Describe character of areas and seek local feedback